



CALVERT COUNTY PLANNING COMMISSION

Virtual (Zoom)
To Join by Phone: 888-475-4499
Meeting ID: 858 5579 4151
Passcode (if asked): #

Maria Buehler
Wilson Freeland
Dr. Richard Holler
Steve Jones
Greg Kernan
John Toohey
Lisa Williams

WEDNESDAY, NOVEMBER 17, 2021 AGENDA

1. **Meeting called to order.**
 - a. Pledge of Allegiance
2. **Recognition of persons attending meeting.**
3. **Action on proposed agenda.**
4. **Action of Minutes.**
 - a. October 20, 2021 Joint Public Hearing
 - b. October 20, 2021 Planning Commission Regular Meeting
 - c. October 27, 2021 Planning Commission Special Meeting
5. **Town Center Architectural Action: None**
6. **Major Subdivisions for Final Action: None**
7. **Applications for Site Plan Review: None**
8. **Major Subdivisions Applications for Preliminary Action: None**
9. **Items for Discussion/Action:**
 - a. Text Amendment Case Numbers #21-01a - Proposed Amendments to Prince Frederick Town Center for Density
[Staff Memo from Rachel O'Shea, Zoning Planner, P&Z](#)
[Presentation](#)
[Staff Report Regarding Text Amendment Case Number 21-01a](#)
[Exhibit A Regarding Text Amendment Case Number 21-01a](#)
[Exhibit B Regarding Text Amendment Case Number 21-01a](#)
 - b. Text Amendment Case Number 21-01b - Amendments to Prince Frederick Town Center for Land Uses and Revisions to Land Use Conditions.
[Staff Memo from Rachel O'Shea, Zoning Planner, P&Z](#)
[Presentation](#)
[Staff Report Regarding Text Amendment Case Number 21-01b](#)
[Exhibit A Regarding Text Amendment Case Number 21-01b](#)
[Exhibit B Regarding Text Amendment Case Number 21-01b](#)
 - c. Calvert County Planning Commission By-Laws and Rules of Procedure Amendments
[Staff Memo from Paul J. Conover, Planning Commission Administrator, P&Z](#)
[By-Laws](#)
[Rules of Procedure](#)
[Newspaper Public Notice](#)
 - d. Proposed Rescheduling of the December 08, 2021 Planning Commission Regular Meeting
[Memo from Paul J. Conover, Planning Commission Administrator, P&Z](#)
10. **Items of Interest:**

- a. Prince Frederick Town Center Master Plan Update
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner, P&Z Presentation](#)
- b. Dunkirk Town Center Master Plan Update
[Memo from Ruth Davis-Rogers, Planner II, P&Z Presentation](#)
- c. Adequate Public Facilities Report for Schools - November 1, 2021
[Memo from Jesse Clark, Planner I, P&Z Attachments](#)
- d. Site Plan Applications
[Site Plan Application List](#)
- e. Subdivision Applications
[Subdivision List](#)

11. Adjourn.

FOOTNOTES:

1. The date, time, and location of any Planning Commission meeting, to include but not limited to Joint Public Hearings, Public Hearings, Special Meetings, Regular meetings may be revised by announcement of an emergency, such as inclement weather, without further publication and may be confirmed on the County website, or calling 410-535-1600 on the date of the Hearing/Meeting.
 2. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
 3. There may be a five minute break at 9:00 p.m. at the discretion of the Chairperson
 4. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
 5. Accommodations for persons with disabilities will be made with reasonable notice.
 6. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Director of Communications & Media Relations; Director of Community Resources; Director of Economic Development; Director of Finance & Budget; Director of Parks & Recreation; Director of Planning & Zoning; Director of Public Safety & Services; Director of Public Works; Director of Technology Services

This agenda is subject to change and the times listed are approximate.

*If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.
If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at <https://www.calvertcountymd.gov/list.aspx>.*